

TRANSFER
TAX
PAID

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WARRANTY DEED

NATHANIEL T. COBB and MADELINE C. COBB of Waterville, County of

Kennebec and State of Maine for consideration paid, grant to **MICHAEL J. WHITE and**
028957**LAURA M. WHITE** of Waterville, County of Kennebec and State of Maine with**WARRANTY COVENANTS**, as joint tenants, the land in Waterville, County of Kennebec
and State of Maine bounded and described as follows, to wit:**PARCEL 1:** A certain lot or parcel of land, together with the building thereon, situate on the
southerly side of Roosevelt Avenue in Waterville, County of Kennebec and State of Maine, and
bounded and described as follows, to wit:Lot # 71 on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street
made by H. B. Coffin, City Engineer, dated November 1931, and recorded in the Kennebec
Registry of Deeds, Plan Book 11, Pages 26 and 27.This conveyance is subject to the following restrictions, which are to run with the land, to wit: No
building other than a private dwelling house for not over two family occupancy, together with
private garage for use by occupants of house, shall be erected upon said premises. No part of any
building shall be placed nearer than twenty-five (25) feet from the line of any street, provided,
however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed
on said reserved space. No double-decked porches may be built on any house. Said dwelling
house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless
built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No
animals of any kind shall be kept on the premises excepting, however, household pets. No
dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the
street.Meaning and intending to convey the same parcel of property conveyed to the above Grantors by
deed of Richard F. Dole and Grace P. Dole dated March 10, 1955 and recorded in the Kennebec
Registry of Deeds in Book 992, Page 245.**PARCEL 2:** A certain lot or parcel of land situate in Waterville in the County of Kennebec
and State of Maine and more particularly bounded and described as follows:Commencing at a point on the southerly right of way line of Roosevelt Avenue, at the
northwesterly (northeasterly sic) corner of premises now or formerly owned by one Don Higgins;
thence in a general westerly direction along the southerly right of way line of Roosevelt Avenue a
distance of seventy (70) feet, more or less, to a point in the northeasterly corner of premises
owned by the within Grantees (Parcel 1); thence in a general southerly direction along the easterly
line of premises presently owned by the within Grantees (Parcel 1) a distance of One Hundred
(100) feet, more or less, to a point; thence at a right angle and in a general easterly direction a
distance of Seventy (70) feet, more or less, to a point in the southwesterly corner of the aforesaid
Higgins lot; thence in a general northerly direction along the westerly line of the Higgins lot a
distance of One Hundred (100) feet, more or less, to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with
private garage for use by occupants of house shall be erected upon said premises. No part of any
building shall be placed nearer than thirty-five (35) feet from the line of any street, provided,
however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be
allowed on said reserved space. No part of any building shall be placed nearer than ten (10) feet

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from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Twenty Thousand (\$20,000.00). The garage, unless built as a part of the house, shall be set back at least Sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (60) feet frontage on the street. The finish grade of the lot facing the street shall be not over three (30) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Excepting from parcel 2 the easterly half of said lot which was previously conveyed to Elwood G. Trask and Susan P. Trask by deed dated September 15, 1972 and recorded in the Kennebec Registry of Deeds in Book 1597, Page 592.

Meaning and intending to convey the westerly half only of that lot or parcel of land previously conveyed to the above grantors by deed of Lewis J. Rosenthal dated July 7, 1972 and recorded in the Kennebec Registry of Deeds in Book 1589, Page 370.

WITNESS our hands and seals this 31st day of October, 1996

Sharon A. McPhail

WITNESS

Sharon A. McPhail

WITNESS

NATHANIEL T. COBB

NATHANIEL T. COBB

Madeline C. Cobb

MADELINE C. COBB

STATE OF MAINE
Kennebec, ss

Then personally appeared the above named NATHANIEL T. COBB and MADELINE C. COBB and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Robert J. Ringer, Jr.

Notary Public

Robert J. Ringer, Jr.

RECEIVED KENNEBEC SS.

96 NOV -4 AM 9:00

Attest: Thomas Charles Moore
Recorder of Deeds